

TOWN OF BROOKLYN

NOTICE OF PLAN COMMISSION MEETING

Thursday January 5, 2006 7:00 PM

Town Office — W1208 State Road 23-49 ---- Green Lake, WI

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NOTICE OF TOWN BOARD MEETING

Members of the Town of Brooklyn Board may attend the Town of Brooklyn Plan Commission meeting at the above-specified time and place. Members would attend for the purpose of gathering information regarding the following agenda. The Town Board at this meeting will take no votes or other action.

Minutes

- Call meeting to order. By Ron Benson at 7:06 p.m. Present: Ron Benson, Chair; Commissioners: Tom Esslinger, Sharon Gebhardt, Mary Jane Bumby, Carolyn King, and Phyllis Peterson, Attorney Wertsch, Amy Emery, Omni, Recording Secretary: Marian Mildebrandt
- Pledge of Allegiance. Said by all in attendance
- Approve Agenda. as presented M/S Tom Esslinger/Mary Jane Bumby
- Approve minutes of last Plan Commission Meeting. – December 8, 2005 meeting M/S Mary Jane Bumby/Phyllis Peterson to approve as presented.
- New Business.

Item 1: Preliminary discussion on Sunnyside Acres Silver View Preliminary Plat

PUBLIC HEARING

Discussion and recommendation on the Sunnyside Acres Silver View Preliminary Plat

Omni Staff Report: Amy Emery reported on the staff report on the Sunnyside Acres Silver View Development. She indicated that the Town has 90 days from receiving the application (November 23, 2005) on which to approve or deny the Preliminary Plat. The date action would need to be taken would be February 20, 2006.

She indicated there is a typo in 2nd paragraph in bold on the staff report. The issue of a dockiminim.: this should read pyramid development. She went over the entire report (see Staff Report January 5, 2006)

Public Comment in Favor: Chris Murawski from STS Consultants. Civil Engineer. The staff report is very compelling. Wis. Development is requesting conditional use in this plat based on the re-zoning. He presented the Commission with a letter from the DNR after looking at the staff comments. He read the letter to the commission.

Questions from:

Mary Jane Bumby, what about the aquatic plants where the piers would be built. Chris Murawski: the GL Sanitary District, GLA, and DNR are in favor of this outlot. They have discussed the grading and General Permits with the DNR staff.

Phyllis Peterson – Were the borings for septic systems all ok. Chris Murawski.– there will be some mound systems out there. Amy Emery: There are 7 proposed mound systems in this plat. Phyllis Peterson – how good is the drainage. Chris Murawski– good enough for sanitary purposes.

Mary Jane Bumby - does the grading including dredging. Chris Murawski. – no dredging is included in this proposal. Regarding the driveway issue about 6 driveways onto Sunnyside Road. The Town's ordinance is in conflict with the County ordinance on double frontage.

There are 26 acres in green area. 14,665 square feet if you divide equally between the 39 lot owners. He does not feel it is a pyramid development. They could have 50 piers legally on the outlet.

Chris Murawski. Indicated that the outlet is part of the subdivision. It is not a separate issue as Omnni indicated. He feels that the Plan Commission has had 43 days to look at the subdivision. We should not be reviewing it at this time. He does not want the storm water issue to hold up the development.

Public Comment Against:

Marion Possin – She indicated that she was not here for or against the subdivision, but to give the Commissioners some information that she has learned. She used to serve on the Plan Commission. The Town had in the past has refused subdivisions due to the fact that fire trucks can't get in. Someone should show this to the Fire Chief. As far as Pyramid development – this is a pyramid development. We have 22 pyramids along the lake. This will have to come to the County for approval, with a hearing.

Amy Emery - Regarding the double frontage issue. The Green Lake County ordinance has a requirement in lot design, and that there is an exception that double frontage is allowed if certain needs exist, and she feels that this would fit into the exception. Chris indicated that Al Shute, County Zoning, doesn't want double frontage with a subdivision.

Sharon Gebhardt: - we need to make a decision that is for the good the community. Maybe what these two people have presented is as far as we go; maybe we need to talk to other people.

Attorney Wertsch – You could also have a buffer and not allow access onto Sunnyside.

Chris Murawski. - We have had 3 meetings with this Plan Commission and no one has spoken out against the Subdivision.

Marian Mildebrandt as a resident of the Town of Brooklyn, we have had negative comments on the driveways onto Sunnyside Road – I drive the Sunnyside Road 3-4 times a day. It is possible that if you put 6 more driveways onto Sunnyside, you could have 12 or more vehicles accessing from those driveways. There are also negative comments on the piers on Silver Creek.

Attorney Wertsch - Cul-de-sac. — It is his opinion that it should go to the lot line on the east. He felt that the preliminary plat should be denied according to Amy' Emery's recommendations.

Chris Murawski. – if you deny this I can't bring it back. If it's denied my client won't come back. They have spent a lot of money making these 3 designs. I can't speak for them on if they would do another one or not. My job is to develop something that is good for the area and keep several groups happy. This is what we have designed.

Attorney Wertsch: - you don't think that this commission has the right to request the changes. It's a shame the owners aren't here. Chris Murawski. – they gave me permission to act on their behalf. Attorney Wertsch – this group is very concern about Sunnyside Road. From the language that Amy Emery read, they could get around it. Ron Benson– what you are telling us is that you have come to us with a final offer. Every concern that we have brought up in the past, you say I've done this before and I won't make any changes.

Chris Murawski. – This is a preliminary plat. Ron Benson- we have pointed out many differences and you don't make any changes. I think we should postpone our decision with a goal in mind to resolve the differences. The goal would be an attempt to work through these problems.

Phyllis Peterson: I think they (Chris Murawski. Amy Emery, Attorney Wertsch, and Zoning should get together and see if they can come to a decision. Should give Amy Emery permission to bind an agreement.

Attorney Wertsch – Indicated it's not fair to Amy Emery to bind the town. The Plan Commission can't give that authority to her. You, as a commission, have a February 20th deadline. We have 2 more chances to settle. Chris Murawski. you sound confrontational and don't want to work with the town. Chris Murawski. He indicated that he just wanted this settled and that if this doesn't pass tonight, his clients may not want to do another change.

Plan Commission Discussion and Decision:

Ron Benson: wants the committee to rate the items to be discussed after he reads Orlo's comments. He has items: 1) Driveways on Sunnyside. – Have turn-around on the lots so that they don't have to back into the road. Reduce speed around the road. 2). Cluster septic system not practical. 3). Community wells – sounds good. Out lots 33 - & 34 cluster septic not feasible. Flag lot out 3 – Chris – no longer out lot.

Ron Benson – requested that the commissioner rate the 3 items in importance.

Phyllis Peterson: Driveways onto Sunnyside; Cul-de-sac – going through; Pyramids.

Carolyn King: Driveways onto Sunnyside; Cul-de-sac – going through; pyramids

Mary Jane Bumby: Pyramids; Driveways onto Sunnyside; Cul-de-sac.

Sharon Gebhardt: Driveways onto Sunnyside; Pyramids; Cul-de-sac – going through

Tom Esslinger: Cul-de-sac going through; Driveways onto Sunnyside; Pyramid s.

Ron Benson: Pyramids; Driveways onto Sunnyside; Cul-de-sac going through.

Ron Benson indicated that he would get a copy of the map to the Fire Chief for his input on the layout.

M/S Phyllis Peterson/Tom Esslinger: that Amy Emery, Chris Murawski, a City Rep, a County Rep, and Attorney Wertsch meet to discuss the concerns that we have with the Preliminary Plat. The intent of the meeting is to try to resolve the problems and difficulties that this Commission has, and that they come back to the Plan Commission with their recommendations as soon as possible. Roll Call: Phyllis Peterson - Yes; Carolyn King – Yes; Mary Jane Bumby – Yes; Sharon Gebhardt – Yes; Tom Esslinger – Yes; Ron Benson - Yes. Motion Carried.

M/S Tom Esslinger/ Phyllis Peterson to table the decision on the Preliminary Plat until further information is gathered. Motion Carried

- M/S Tom Esslinger / Mary Jane Bumby to adjourn 9:20 p.m. Motion carried.

Requests from persons with disabilities that need assistance to participate in this meeting or hearing should be made to the Town Office at 294-6600 with as much advance notice as possible.

Marian Mildebrandt
Recording Secretary